



City of El Paso – City Plan Commission Staff Report

Case No: PZST11-00014
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: January 12, 2012
Staff Planner: Geena Maskey, 915-541-4192, maskeyga@elpasotexas.gov
Location: 11781 Pellicano Drive
Legal Description: Lots 1-14, Block 423, Aspen Estates, City of El Paso, El Paso County, Texas
Acreage: 2.168 acres
Rep District: 6
Zoning: R-5/sp (Residential/special permit)
Existing Use: Single Family
Request: Planned Residential Development to allow for reduced setbacks
Proposed Use: Single Family
Property Owner: Cisco Homes LLC.
Representative: CEA GROUP, Jorge L. Azcarate

SURROUNDING ZONING AND LAND USE

North: R-3A (Residential) Single-family residential
South: R-3A/sc (Residential/special contract) /Single-family residential
East: R-3A/sc (Residential/special contract) / Single-family residential/ Myrtle Cooper Elementary
West: R-3A (Residential) / Single-family residential

Plan for El Paso Designation: Residential (East Planning Area)

Nearest Park: Marty Robbins Park (2,751 Feet)

Nearest School: Myrtle Cooper Elementary (180 Feet)

NEIGHBORHOOD ASSOCIATIONS

East Side Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on December 15, 2011. The Planning Division did not receive any phone calls or letters in support or opposition to the request.

APPLICATION DESCRIPTION

The property owner is requesting a special permit and detailed site development plan review for a Planned Residential Development of 12 single family lots to allow for reduced setbacks. The proposed setbacks are a 15' minimum in the rear yard, 20' minimum in the front yard, with a cumulative front and rear setback of 35'. The required cumulative of front and rear setback is 45' for an R-5 zoned district. There is an existing special permit, ZON06-00013, for the planned residential development approved by City Council on April 11 2004, which is requested to be repealed by the property owner and replaced with this current request. The special permit, ZON06-00013, was granted to allow for a planned residential development for 10 duplex lots with a private street. Access is proposed through Gene Torres Drive.

PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **Approval** of the special permit and detailed site development plan request. The special permit request complies with Section 20.04.270 and the detailed site development plan complies with Section 20.04.150 and the request is compatible with the surrounding land uses.

The Plan for El Paso –City-wide Land Use Goals

All applications for special permit and detailed site development plan shall demonstrate compliance with the following criteria:

- a. Goal: provide and enforce standards for providing decent, safe and sanitary housing for all El Pasoans in accordance with federal, state, and local regulations.
- b. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.
- c. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.

The purpose of R-5 district is to promote and preserve residential development within the City to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for special permit and detailed site development plan and offered no objections to Planning Staff's recommendation for **Approval**.

Engineering & Construction Management - Plan Review

Recommend Approval.

Plan review has no objections.

Engineering & Construction Management - Land Development

Recommend Approval.

No comments.

Department of Transportation

Department of Transportation does not object to the proposed special permit and detailed site development plan.
Notes:

1. All proposed driveways shall comply with Section 13.12 (Driveways) of the EL Paso City Code and shall meet all dimensional standards set for in the Design Standards for Construction.
2. All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction. Should your office or the applicant have any questions or comments regarding these issues, please contact Sandra Hernandez at 541-4152

Fire Department

Recommend Approval w Condition.

Conditions:

1. Proposed gates must each be minimum of 13 feet wide.
2. Dead End road shall be limited to less than 600 feet in length before Fire Code conditions apply.

El Paso Water Utilities

EPWU does not object to this request.

EPWU-PSB Comments

Water and sanitary sewer mains exist along Prado Del Sol Drive. EPWU-PSB issued Final Acceptance of the water and sanitary sewer mains on November 3, 2011.

CITY PLAN COMMISSION OPTIONS

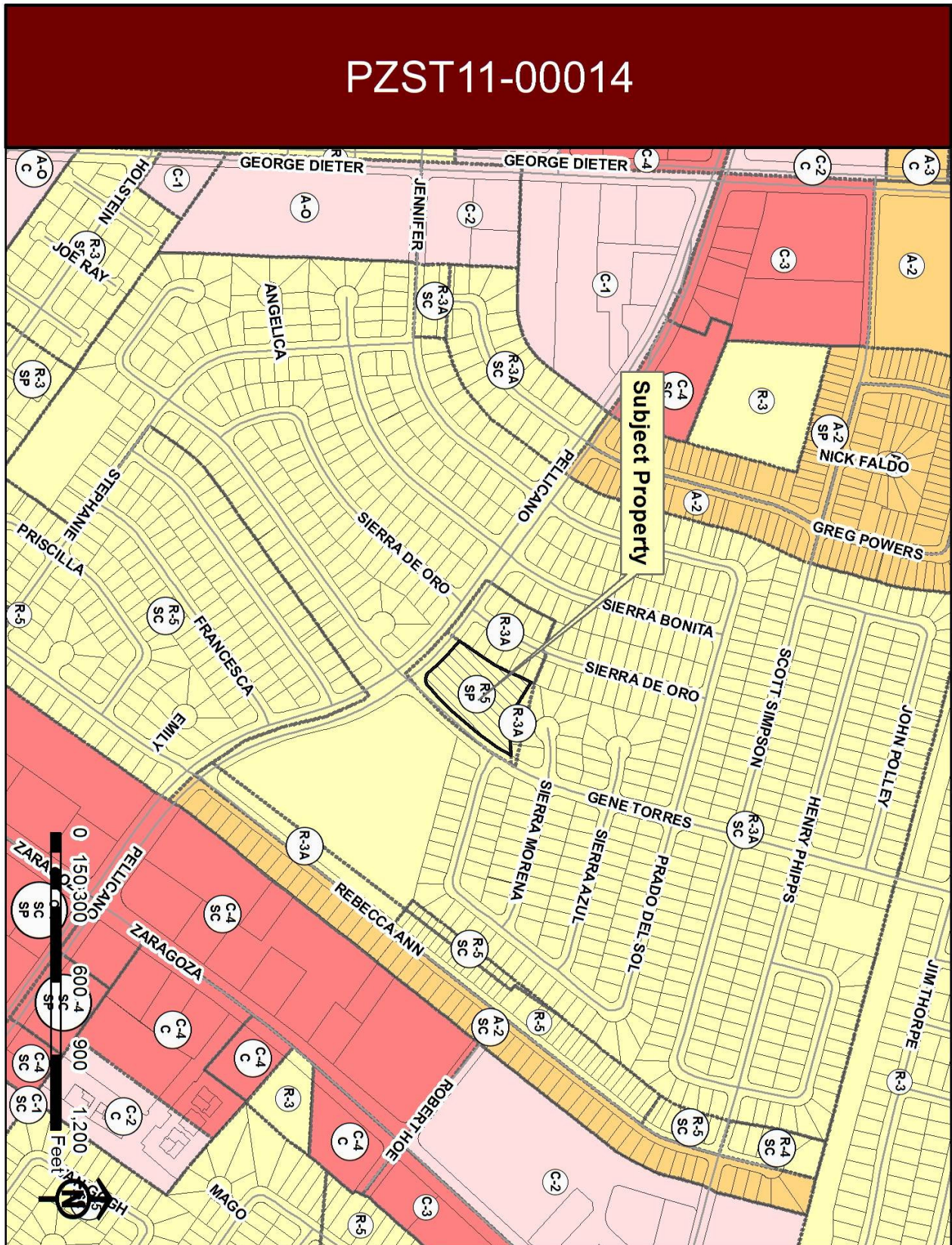
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Typical Elevations
5. Previously approved Site Plan

ATTACHMENT 1: LOCATION MAP



ATTACHMENT 2: AERIAL MAP



DETAILED SITE DEVELOPMENT PLAN

SCALE: 1"=30'

ATTACHMENT 4: TYPICAL ELEVATIONS



ATTACHMENT 5: PREVIOUSLY APPROVED SITE PLAN

